## 2. DRI, INC. (Applicant)

04-7-CZ14-2 (04-35) BCC/District 9 Hearing Date: 10/21/04

Property Owner (if different from applicant) Same.
Is there an option to purchase $\square$ / lease $\square$ the property predicated on the approval of the zoning request? Yes $\square$ No $\square$
Disclosure of interest form attached? Yes ☑ No □
Previous Zoning Hearings on the Property:

<b>Year</b>	<b>Applicant</b>	Request	<u>Board</u>	<b>Decision</b>
1957	Greg Martin	Zone change from AU to EU-1.	CC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

### MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_\_

APPLICANT: DRI, Inc.

PH: Z04-035 (04-7-CZ14-2)

**SECTION:** 

1-56-39

**DATE:** October 21, 2004

**COMMISSION DISTRICT: 8** 

ITEM NO.: 2

#### A. INTRODUCTION

#### o **REQUESTS**:

The applicant is appealing the decision of Community Zoning Appeals Board #14 which denied the following:

1. EU-1 to EU-M

Applicant is requesting to permit 2 proposed lots with 112.5' of frontage (120' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

#### o SUMMARY OF REQUESTS:

This application is appealing the denial of the requests to change the zoning on the subject property from single-family one acre estate district to estate modified residential district and to allow less lot frontage than required.

#### o LOCATION:

The northeast corner of S.W. 127 Avenue and S.W. 195 Terrace, Miami-Dade County, Florida.

o <u>SIZE:</u> 225' X 139'

#### o IMPACT:

The rezoning of the property would allow the applicant to build 2 units where the existing zoning would require one gross acre in order to build one unit. However, the rezoning will have a minimal impact on public services.

#### B. ZONING HEARINGS HISTORY: None.

#### C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for low density residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
- 2. Exceptions to the minimum density may exist outside transportation corridors where such an exception would serve the interest of compatibility or protect the public health, or safety, or protect important resources. For the purposes of this paragraph, transportation and transit corridors are areas located within 660 feet of planned Major Roadways identified on the LUP map, and within one-quarter mile from existing rail transit stations, express busway stops, future transit corridors and planned transit centers identified in the CDMP.
- 3. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
- 4. Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SUR) from lands which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary as designated on the LUP map. When revising development regulations such as may be required to comply with Chapter 163, F.S., the County shall seek to create additional incentives for acquisition and use of SURs. As recommended in Miami-Dade County's State housing Initiatives Partnership (SHIP) Program Housing Incentives Plan, the receiver area density bonuses in Dade's SUR program should be increased to improve the effectiveness of the program and the production of affordable housing. The county shall consider modifying the SUR program to provide for the transfer of development rights from land acquired by government for uses other than residential or commercial purposes to development site inside the UDB.

#### D. NEIGHBORHOOD CHARACTERISTICS:

**ZONING** 

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; vacant property

Residential, low density, 2.5 to 6 dua

**Surrounding Properties:** 

NORTH: EU-M; single family residence Residential, low density, 2.5 to

6 dua

SOUTH: EU-1; single family residence Residential, low density, 2.5 to

6 dua

EAST: EU-M; single family residence Residential, low density, 2.5 to

6 dua

WEST: EU-1; single family residence Residential, estate density, 1 to

2.5 dua

The subject parcel is located on the east side of SW 127 Avenue, north of SW 195 Terrace. The area where the subject property lies is characterized by single family homes.

#### **E. SITE AND BUILDINGS:**

Site Plan Review:

Scale/Utilization of Site: Acceptable\*

Location of Buildings: N/A

Compatibility: Unacceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A
Access: N/A

Parking Layout/Circulation: Unacceptable

Visibility/Visual Screening:

Energy Considerations:

Roof Installations:

Service Areas:

Signage:

Urban Design:

N/A

N/A

N/A

#### F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation,

<sup>\*</sup>for EU-M zoning only

education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

### Section 33-311(A)(14). Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The lot area, frontage, or depth for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:

ninety percent (90%) of the lot area required by the underlying district regulations; or

the average area of the developed lots in the immediate vicinity within the same zoning district; and

- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

If the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

 the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and

- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or
- will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

 the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and

> the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

Section 33-311 (A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

#### G. NEIGHBORHOOD SERVICES:

DERM No objection\*
Public Works No objection\*
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools 1 student

#### H. ANALYSIS:

DRI, Inc. is appealing the decision of the Community Zoning Appeals Board #14 (CZAB-14) which denied without prejudice by a vote of 5 to 0 a district boundary change from EU-1, Single Family One Acre Estate District, to EU-M, Estate Modified Single Family Residential District. The appellant is alleging that the Community Zoning Appeals Board's decision was not based on substantial competent evidence. The CDMP states that existing zoning and uses are consistent with the Land Use Plan (LUP) map. The existing EU-1 zoning is

<sup>\*</sup> subject to the conditions stated in their attached memoranda

consistent with the CDMP. As such, the CZAB-14's decision to retain the existing EU-1 zoning is consistent with the CDMP.

The subject property is located on the northeast corner of SW 127 Avenue and SW 195 Terrace. The applicant is seeking a district boundary change from EU-1, Single Family One Acre Estate District, to EU-M, Estate Modified Residential District. EU-M zoning permits a maximum density of 2.42 units per acre, a minimum lot area of 15,000 sq. ft., a minimum depth of 115', and a minimum width of 120'. However, with the use of Severable Use Rights (SUR's) EU-M zoning would permit a minimum lot area of 12,500 sq. ft., a minimum depth of 115', and a minimum width of 100'. The applicant has submitted a plan depicting the development of the proposed parcel into 2 lots. Each lot complies with the lot area and depth requirements of the EU-M zoning district, but would not provide the required lot frontage of same. Each proposed lot provides a lot area of 15,637.5 square feet, a lot depth of 139' and a lot frontage of 112.5'.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Miami-Dade County Public Schools (MDCPS) states on their memorandum dated March 3, 2004 that although one of the impacted school facilities meets the review threshold (Miami Southridge Senior High School), the additional student impact generated by the proposed development will only impact the elementary school operating at 87% of the FISH % utilization standards set forth by the State of Florida. The Public Works Department has no objection to this application. This application does meet the traffic concurrency criteria and will generate 3 additional pm daily peak hour trips. The traffic distribution of said trips to the adjacent roadways does not exceed the acceptable Level of Service (LOS) of the area roadways which are currently at LOS "C", "D", and "E".

The Land Use Plan (LUP) map designates this site for Low Density Residential use which permits a maximum density of 6 units per gross acre. The LUP map would allow a maximum of 4 residential units on this site. The proposed development consisting of 2 residential lots would result in a density of 2.78 units per gross acre which is within the LUP map's permitted density of 2.5 to 6 dwelling units per acre. EU-M zoning would be compatible with the abutting EU-M zoned properties to the east and north and would be consistent with the LUP map of the CDMP. The standards in Section 33-311(A)(14) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option (ASDO) standards and does not contravene the enumerated public interest standards as established. Request #2 meets most of the alternative site development option standards for lot frontage since the proposed alternative development will not result in the creation of more than three (3) lots (the applicant proposes two lots); the size is sufficient to provide all setbacks; the lot area (15,637.5 sq. ft.) is larger than the area required by the underlying zoning district regulations (15,000 sq. ft.); and the site provides sufficient frontage for vehicular access. However, the proposed alternative development will result in an obvious departure from the aesthetic character of the immediate vicinity since the frontage of the two proposed lots would be smaller in size to those existing in the area. As such, in staff's opinion, request #2 cannot be approved under the ASDO standards. If analyzed under the alternative non-use variance standard [Section 33-311(A)(4)(c)] the applicant would have to prove that request #2 is due to an unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. However, since the property can

be utilized in accordance with the proposed EU-M zoning standards staff is of the opinion that this request cannot be approved under the alternative non-use variance standard. When analyzed under the non-use variance standard [Section 33-311(A)(4)(b)], staff is of the opinion that the approval of request #2 would be incompatible with parcels in the surrounding area which consists of lots with a minimum of 120' of frontage to the east and EU-1 zoned properties to the north and south of the subject property with a minimum of 139.16' of frontage. Notwithstanding, with the use of severable use rights (SURs) if the zoning to EU-M is approved, the applicant would be allowed to develop lots with 100' of frontage. Staff recommends partial approval of the appeal to permit the rezoning to EU-M (request # 1), and denial without prejudice of request #2 under Sections 33-311(A)(14), Section 33-311(A)(4)(b) and (c).

#### I. RECOMMENDATION:

Partial approval of the appeal to allow the proposed zone change to EU-M (request # 1) and denial without prejudice of request #2 under Sections 33-311(A)(14), Alternative Site Development Option for Single Family and Duplex Dwellings, 33-311(A)(4)(b) Non-Use Variance, and (c) Alternative Non-Use Variance.

#### J. CONDITIONS:

None.

**DATE INSPECTED:** 

05/12/04

DATE TYPED:

05/19/04

DATE REVISED:

05/27/04; 06/07/04; 07/14/04; 08/20/04; 08/23/04

**DATE FINALIZED:** 

10/13/04

DO'QW:AJT:MTF:JED

Diane O'Quinn Williams, Director Miami-Dade County Department of

Allah J. Ther

Planning and Zoning



#### MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

March 8, 2004

MAR 12 2004

SUBJECT:

C-14 #Z2004000035

DRI, Inc.

12655 SW 195th Terrace

DBC from EU-1 to EU-M, SE to Permit the Resubdivision of a Lot and NUV of

Lot Frontage Requirements

(EU-1) (0.72 Ac.)

01-56-39

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

#### **Sewer Service:**

Sanitary sewers are presently approximately 900 feet from this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the proposed lots are connected to the public water supply system, and that the maximum sewage loading allowed by the Code is not exceeded. Based on available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

#### **Stormwater Management:**

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

#### Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

#### Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

#### **Enforcement History:**

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

#### Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Lynne Talleda, Zoning Hearings- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

#### PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: DRI INC.

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 3 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#	•	LOS present	LOS w/project
F-1116	SW 200 St. w/o SW 127 Ave.	E	E
9788	SW 127 Ave. s/o SW 184 St.	C	С
F-54 ·	SW 186 St. w/o HEFT	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A Pino, P.L.S.

21-APR-04



## Miami-Dade County Public Schools

#### giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent Facilities Operations, Maintenance and Planning

March 3, 2004

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Acting Supervisor Miami-Dade County Department of Planning and Zoning Zoning Evaluation Section 111 NW 1 Street, Suite 1110 Miami, Florida 33128

Superintendent of Schools

Merrett R. Stierheim

Re:

DRI Inc. - Application No. 04-035 (CC14)

12655 SW 195 Terrace

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that although one of the impacted school facilities meets the referenced review threshold (Miami Southridge Senior High School), the additional student impact generated by the proposed development will only impact the elementary school operating at 87% of FISH % utilization.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good
Coordinator III

PG:am L-2287 Attachment

cc:

Ms. Ana Rijo-Conde

Mr. Fernando Albuerne Mr. Michael A. Levine Mr. Ivan M. Rodriguez

Ms. Vivian Villaamil

#### **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** 

No. 04-035, DRI Inc.(CC14)

**REQUEST:** 

Zone change from EU-1 to EU-M

**ACRES:** 

225' X 139'

**LOCATION:** 

12655 SW 195 Terrace

**UNITS:** 

1 additional unit (1 unit currently permitted under existing zoning

classification, for a total of 2 units

ESTIMATED STUDENT

**POPULATION:** 

1 student\*

**ELEMENTARY:** 

1

MIDDLE:

\_

SENIOR:

\_

#### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** 

South Miami Heights Elementary - 12231 SW 190 Terr.

MIDDLE:

Mays Middle – 11700 SW 216 St.

**SENIOR HIGH:** 

Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in Access Center 6

<sup>\*</sup> Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
South Miami Heights Elem.	753/ 754	798	94%/ 94%	71	87%/ 87%
Mays Middle	1114	957	116%	45	111%
Miami Southridge Sr.	3857	2670	144%	309	129%

<sup>\*</sup> includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

#### **ZONING REPORT**



#### (APPLICATIONS REVIEWED SINCE JANUARY 2001) CC14

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1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVE
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVE
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVE
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
. 6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 Def3/18/04	PENDING
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14		W of SW 167 Ave. and SW 284 St.	7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	1	N of SW 184 St. and SW 142 Ave.	9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

#### **ZONING REPORT**

### (APPLICATIONS REVIEWED SINCE JANUARY 2001) CC14

	Tabolio Militoria della	11150 1011100	=11.5.7	Taylood DO EL ELLO	7/0	0014	ADDDOVED
	ARGUS INVESTMENT	NEC of SW 297	7 Units/	AVOCADO ELEM-3	7/6	CC14	APPROVED
16	GROUP, INC. #02-284	St. and SW 170 Ave.	5 Students	HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 7/6	5/29/03	
	ROBERT CARTER,	SWC of SW 164	21 Units/	LEISURE CITY ELEMID-6/4	9/6	CC14	APPROVED
17	TRUSTEE, ET AL #02-303	Ave. and SW 288 St.	14 Students	SOUTH DADE SR-4	7/6	12/18/03	
<del>-,,</del>	PERRY KAYE, TRUSTEE	Btwn SW 128 Ave.	89 Units/	CARIBBEAN ELEM-29	9/6	CC14	DENIED
	#00-446	and SW 132 Ave.	53 Students	MAYS MID-12	7/6	5/30/01	REVISED &
18		and btwn SW 211 St. and SW 216		SOUTHRIDGE SR-12	9/6	10/11/01	APPROVED
	THERESA LAVONNE	SEC of SW 306	27 Units/	REDLAND ELEM-8	7/6	CC14	DENIED
	DONALDSON	St. & SW 193 Ave.	18 Students	HOMESTEAD MID-5	9/6	6/26/03	1
19	#03-043		**	SOUTH DADE SR-5	7/6		
	ZAMORA CORP.	N of SW 203 St.	2 Units/	CARIBBEAN ELEM-1	9/6	CC14	APPROVED
	#01-083	btwn SW 125 Ave.	1 Students	MAYS MID	7/6	7/24/01	1
20	}	and SW 127 Ave.		SOUTHRIDGE SR	9/6	3/25/03	
	BCG PARTNERS, LLC	SEC of SW 192	50 Units/	REDONDO ELEM-15	9/6	CC14	DENIED
	#02-368	Ave. and SW 304	32 Students	HOMESTEAD MID-8	9/6	9/11/03	ł
21		St.	•	SOUTH DADE SR-9	7/6		
	CAULEY PALISADE CORP.	NWC of SW 218	7 Units/	CARIBBEAN ELEM-2	9/6	CC14	APPROVED
	#02-162	St. and SW 124	4 Students	MAYS MID-1	7/6	9/25/02	
22		Ave.		SOUTHRIDGE SR-1	9/6	İ	
	PALMA FAMILY TRUST, ET	S of SW 208 St.	49 Units/	CARIBBEAN ELEM-15	9/6	CC14	APPROVED
	AL	and btwn SW 132	32 Students	MAYS MID-8	7/6	1/14/04	
23	#03-209	and 134 Ave.		SOUTHRIDGE SR-9	9/6		
	U-HAUL COMPANY OF FL	NWC of SW 137	37 Units/	REDLAND ELEM-10	7/6	CC14	APPROVED
	#03-207	Ave. and SW 169	21 Students	REDLAND MID-5	7/6	2/11/04	
24	İ	St.		SOUTH DADE SR-6	7/6	, 	
	ESTATES OF BISCAYNE,	NWC of SW 288	35 Units/	AVOCADO ELEM-10	7/6	CC14	PENDING
	INC.	St. and 172 Ave.	23 Students	HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 7/6	Def. 4/14/04	
25	#03-222						

Note: There are two applications that are pending which would generate 56 students.

#### **ZONING REPORT**

### (APPLICATIONS REVIEWED SINCE JANUARY 2001) CC14

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ta un constituid d'un la grante Mandata causa a cu un	ki sapan a ka a a	्रध्यभर्गभ्राप्त्रं	and the second s		A said the constitution of	ale (see je)
AVOCADO ELEM	913	11	924	591	78	138%
CARIBBEAN ELEM	903	74	977	907	24	105%
LEISURE CITY ELEMID	1808	6	1814	899	67	188%
MIAMI HEIGHTS ELEM	1237	17	1254	256	158	303%
REDLAND ELEM	1102	42	1144	857	0	133%
REDONDO ELEM	719	2	721	597	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	798	71	99%
EREWENNUR MONAGE	///XXI	2 22692		(PRE)	 	E1399
HOMESTEAD MID	1311	6	1317	997	67	124%
LEISURE CITY ELEMID	1808	4	1812	899	67	188%
MAYS MID	1114	87	1201	957	45	120%
REDLAND MID	1736	22	1758	1144	25	150%
					,	
MIDDLEST OF ALES	6969	410	5036	glejoy.	204	116%
MIAMI SOUTHRIDGE SR	3857	76	3933	2670	309	132%
SOUTH DADE SR	2716	35	2751	1821	454	121%
SENIOR HIGH TOTALS	6573.	entellie de	6684 704	4491	763	iPF/c

TOTAL 19977 492 20469 13393 1365 139%

Zoning Report-Master1 Page 3 of 3 Updated 2/23/2004

#### CHARTER SCHOOLS 2002-2003

REV. 6-12-03

		1	2002-2003					KEV. 6-72-
Mail Code	Name and Address Of Charter School	Actual Enrollment	Pro	ojected Enrollme	ent	Grade	ACCESS	Voting
<del></del>		(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	ı	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	1	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5		1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5		1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	1	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	'	
6850	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	'	
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	. 1	4
0120	Northeast Academy 1750 NE 168 St.	416	600	600			II	1 
6030	N. Miami Beach, FL 33162  Doral Academy 2450 NW 97 Ave.	1212			600	K-5	11	3
7020	Miami, FL 33172  Doral Academy High School 11100 NW 27 St.		2,025	2,025	2,025	K-8	111	. 5
0400	Miami, FL 33172  Ryder Elementary Charter School	456	1,800	1,800	1,800	9-11	111	5
	8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	111	5

Mail Code	Name and Address Of Charter School	Actual Enrollment	Pro	Projected Enrollment		Grade	ACCESS	Vette -
		(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	Voting District
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	5.00	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Lelsure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

O.
-4

Mali Code	Name and Address Of Charter School	Actual Enrollment	Pro	ojected Enrollme	ent	Grade	ACCESS	Voting
		(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

## NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

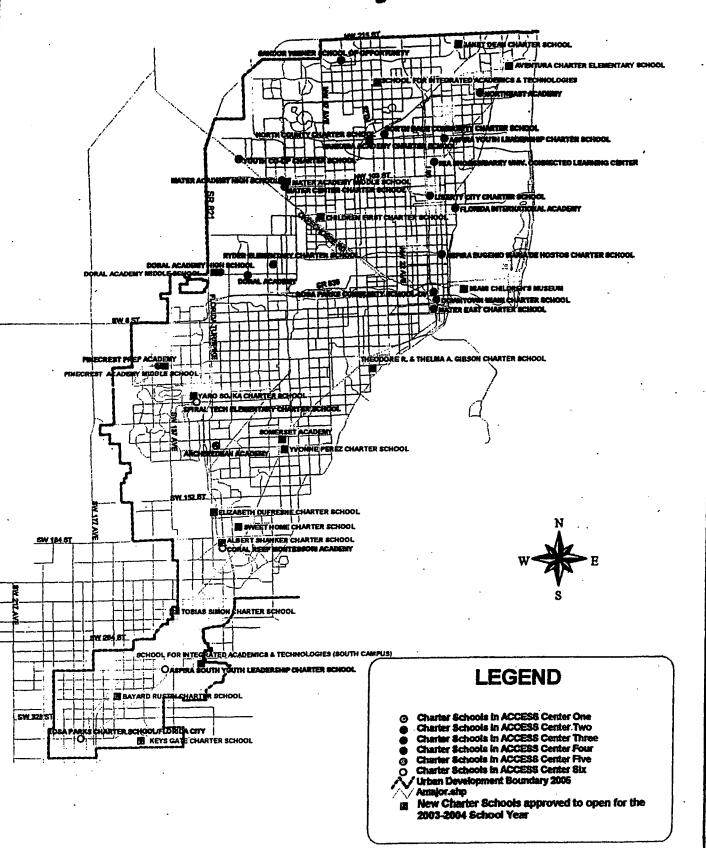
Name and Address	Pro	ojected Enrollmen	03-04	Max Grade	(Rev. 3/2	
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	ACCESS Center
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	1
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	1
Aventura Charter Elementary School 3333 NE 188 Street Miaml, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	11
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	111
Dorał Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	ľV

Name and Address	Projected Enrollment			03-04	Max Grade	ACCECC
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	ACCESS Center
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Mlami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE comer of Tumpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

temporary location for the first year - the permanent location will be at SW 180 Street & 107 Ave.

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Planam		Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	Seltoois	
Coral Gables Community Charter School		750
Miami-Dade Charter Foundation	- <u>-</u>	600
Miami-Dade Charter Schools, Inc.		5,400
Miami-Shores Charter High School		3,200
Somerset Academy	<del>-</del>	600
Balere Language Academy	- <u>8</u>	8,600
Mater Gardens Academy Elementary School	1	450
Water Springs Academy Elementary School	1	900
Mater Academy South Charter School		600
Mater Gardens Academy Middle School	<u>-</u>	900
Mater Springs Academy Middle School	<u>i</u>	450
Sabal Palm Charter High School (West Hialean Academy)		300
Charter Academy of Excellence		800
Total applications: 14		600
	27	24,150

## Charter Schools by ACCESS Center





# MIAMI-DADE FIRE RESCUE Planning & Capital Improvements Bureau ZONING COMMENTS

Hearing Nur	mber: <u>204</u>	1-035	<del>-</del> -		di ,		
Plans:	Yes	□ No	Re	quest:			
Location: _	12655	SW 195	tert.		· · · · · · · · · · · · · · · · · · ·		
Recommend	Appro Appro Denial	ved with cond ved with no ch	ange from	previous submit	tal		·
Estimated nu	umber of alarm	s generated a	nnually by	application:	/		
If there is an	impact, below	is the service	availability				
Station Distri	ict <u>.52</u>	_ Grid <u></u> <u> </u>	236	DU/SF		Occupancy	Туре
Impact of ad	ditional calls or	n closest static	n: 🔲 N	lo Impact			
				linimal Impact			
				loderate Impact			
				Severe Impact			
Planned Ser	vice to Mitigate	:					
Ser	rvice			Loc	cation		Year to be Completed
☐ None							
				IMPACT AND TE PLAN APPF	SERVICE AVAI ROVAL.	LABILITY ONI	Y AND DOES
	RESCUE I	FIRE WATER	& ENGIN	EERING BURE	APPROVED AU LOCATED AU MODIFICATIO	AT 11805 SW	26 ST. BASED
Reviewed by	/	Mass.	kerse	/ Phone:	(786) 331-4542	Date:	2/25/04 1/23/04 BJM

#### PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AMOUNT OF TEE	728.60
RECEIPT#	
DATE HEARD: 7 120154	DECEIVEN
BY CZAB#	AUG 0 2 2004
	ZONING HEARWARDS SECTION MIADATEREO VED STAMPST.
**********	BY
This Appeal Form must be completed in accordance wand in accordance with Chapter 33 of the Code of Mian be made to the Department on or before the Deadline I.  RE: Hearing No	ni-Dade County, Florida, and return must Date prescribed for the Appeal.
Filed in the name of (Applicant) $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$	· 1NC
Name of Appellant, if other than applicant	
Address/Location of APPELLANT'S property: NGRTH AND SW 195 TER MIAMI DADE AKA 12653 SW 195 TER Application, or part of Application being Appealed (Exp	
Appellant (name):  hereby appeals the decision of the Miami-Dade County reference to the above subject matter, and in according to Chapter 33 of the Code of Miami-Dade County, Floridate of County Commissioners for review of said decision. reversal of the ruling of the Community Zoning Appeals (State in brief and concise language)	rdance with the provisions contained in a, hereby makes application to the Board The grounds and reasons supporting the Board are as follows:
THE COMMUNITY CONCIL E APPLICATION: THE APPLIC	ERRED IN DENGING THE
APPLICATION. THE APPLIC	ATION IS CONSISTENT
WITH ADJACENT PROPA	ERTY / HEKE WAS NO
SUBSTANTIAL COMPETENT	TESTOMONY PRESENTED
Page 1 IN THE HEARING	TO SUPPORT A A DENIAL

#### APPELLANT MUST SIGN THIS PAGE

Date: 02 day of	AUGUST	_, year:	
•	Signed	William I VI	
	•	FRROL DUNCAN Print Name	
		8935 SW 163 TER MIAMI FL 33/57 Mailing Address	
•			
•	•	305 498-5871 Phone Fax	
REPRESENTATIVE'	S AFFIDAVIT esentative of an er entity, so indicate:		
association of our	er entity, so malcate.	Representing	
		Signature	
	: .		
		Print Name	
		Address	
		State 7in	
		City State Zip	
		Telephone Number	
		and and	
Subscribed and Sworn	to before me on the	ne day of Hug v J the year Joseph	
			ار. ا
	·	Notary Public For Color A CHARLES	Ð
		(stamp/seal) ***  MY COMMISSION # DD 270607  EXPIRES: December 29, 2007  Bonded Thru Budget Notary Services	
		Commission expires:	

## APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OF THERIDA
COUNTY OF MIAME-JADE
Before me the undersigned authority, personally appeared <u>ERRS C</u> <u>DO NCAN (DRI)</u> (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.
The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:
(Check all that apply)
1. Participation at the hearing 2. Original Applicant 3. Written objection, waiver or consent
Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.
Further Appellant says not
Witnesses:
Signature Appellant's signature
EVERTON EN CHARLER. ERROL DUNCAN DRI
Print Name Print Name
Signature
Print Name
Sworn to and subscribed before me on the day of the your learning, year learning.
Appellant is personally know to me or has produced as identification.
Notary CET COLOR EVERTON F.A. CHARLES MY COMMISSION # DO 270607 EXPIRES: December 29, 2007
Commission Expired Bonded Thru Budget Notary Services

#### **RESOLUTION NO. CZAB14-22-04**

WHEREAS, DRI, INC. applied for the following:

- (1) EU-1 to EU-M
- (2) To permit 2 proposed lots with 112.5' of frontage (120' required).

Upon a demonstration that the applicable standards have been satisfied, request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan", as prepared by DRI, Inc. dated received 2/4/04.

SUBJECT PROPERTY: Lot 1, Block 3, DUKE ESTATES, Plat book 116, Page 86.

LOCATION: The Northeast corner of S.W. 127 Avenue and S.W. 195 Terrace, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 14 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the request for a district boundary change (Item #1), and to permit 2 proposed lots with 112.5' of frontage (Item #2) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the entire application without prejudice was offered by Charlie McGarey, seconded by Curtis Lawrence, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 14, that the request for a district boundary change (Item #1), and to
permit 2 proposed lots with 112.5' of frontage (Item #2) be and the same are hereby denied
without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 20th day of July, 2004.

Hearing No. 04-7-CZ14-2 Is

#### STATE OF FLORIDA

#### **COUNTY OF MIAMI-DADE**

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-22-04 adopted by said Community Zoning Appeals Board at its meeting held on the 20<sup>th</sup> day of July 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of July, 2004.

Luis Salvat, Deputy Clerk (2678)

Miami-Dade County Department of Planning and Zoning

**SEAL** 



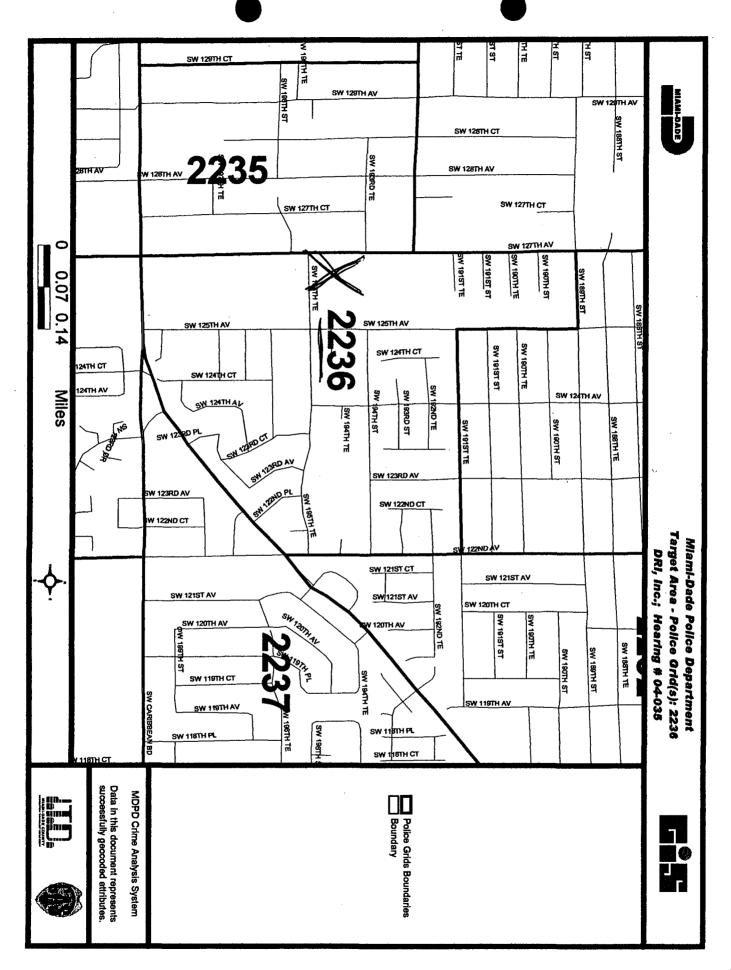
# TEAM METRO SOUTH OFFICE

#### **ENFORCEMENT HISTORY**

DRI Inc.	The northeast corner of SW 127 AVE and SW 195 TERR, Miami-Dade County, Fla
APPLICANT	ADDRESS
•	
10/21/2004	04-35
DATE	HEARING NUMBER

#### **ENFORCEMENT HISTORY:**

No violations as of October 7, 2004





## Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "2236" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55", ") ) ) and Common and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
2236	13	SPECIAL INFORMATION/ASSIGNM	48
	14	CONDUCT INVESTIGATION	98
	15	MEET AN OFFICER	303
	17	TRAFFIC ACCIDENT	7
	18	HIT AND RUN	8
ļ.	19	TRAFFIC STOP	9
	20	TRAFFIC DETAIL	12
	21	LOST OR STOLEN TAG	10
	22	AUTO THEFT	10
	25	BURGLAR ALARM RINGING	73
	26	BURGLARY	32
	27	LARCENY	11
	28	VANDALISM	14
	29	ROBBERY	3
	32	ASSAULT	33
	33	SEX OFFENSE	3
	34	DISTURBANCE	104
	36	MISSING PERSON	7
	37	SUSPICIOUS VEHICLE	12
	38	SUSPICIOUS PERSON	8
	39	PRISONER	7
	41	SICK OR INJURED PERSON	11
	43	BAKER ACT	5



#### Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Gomplaint Date < "2003-01-01") and (Dis.Gomplaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Gomplaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Gomplaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and Complaint Date < "220" "321", "42", "43", "44", "45", "46", "47", "48", "49", "50", "31", "32", "

Grid	Signal Code	Signal Description	Totai
2236	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	2
	47	BOMB OR EXPLOSIVE ALERT	1
	48	EXPLOSION	1
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	9
	54	FRAUD	5

Total Signals for Grid 2236:

851

Total Reported: 563

Total Not Reported: 288

Total for All Grids: 851



## Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehous

Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "2236" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "38", "38", "38", "39", "40", "41", 42", "43", "44", "45", "46", "47", "48", "49", "50", 51", "52", "53", "54", "55", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "38",

Grid	Signal Code	Signal Description	Total
2236	13	SPECIAL INFORMATION/ASSIGNM	37
	14	CONDUCT INVESTIGATION	73
	15	MEET AN OFFICER	254
	17	TRAFFIC ACCIDENT	11
	18	HIT AND RUN	7
	19	TRAFFIC STOP	4
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	7
	22	AUTO THEFT	17
	25	BURGLAR ALARM RINGING	60
	26	BURGLARY	25
	27	LARCENY	10
	28	VANDALISM	13
	29	ROBBERY	2
	32	ASSAULT	25
	33	SEX OFFENSE	2
	34	DISTURBANCE	94
	36	MISSING PERSON	14
	37	SUSPICIOUS VEHICLE	9
	38	SUSPICIOUS PERSON	2
	39	PRISONER	2
	41	SICK OR INJURED PERSON	26
	45	DEAD ON ARRIVAL	2



# Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and (Dis.Scindint (238 ), 140 (Dis.Scindint (238 ), 140 (Dis.Scindint (238 ), 140 ), 141 (Dis.Scindint (238 ), 140 ), 141 (Dis.Scindint (238 ), 140 ), 141 (Dis.Scindint (238 ), 140 ), 141 (Dis.Scindint (238 ), 140 ), 141 (Dis.Scindint (238 ), 140 ), 141 (Dis.Scindint (238 ), 140 ), 141 (Dis.Scindint (238 ), 142 ), 142 ), 143 ), 144 ), 145 (Dis.Scindint (238 ), 142 ), 143 ), 144 ), 145 (Dis.Scindint (238 ), 148 ), 147 ), 148 ),

Grid	Signal Code	Signal Description	Total
2236	49	FIRE	2
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	11

Total Signals for Grid 2236:

722

Total Reported: 447

**Total Not Reported: 275** 

Total for All Grids: 722



Miami-Dade Police Department

# IAMI-DADE POLICE DEPARTMEN Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

**YEAR: 2002** 

Crime Information Warehouse

Grld(s): 2236

Iteri ( Cjihu⊊ .	ीर्क्स Gaines
Grid 2236	
110C - FONDLING	1
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	3
2200 - BURGLARY	13
230F - SHOPLIFTING FROM A MOTOR VEHICLE	10
230G - SHOPLIFTING ALL OTHERS	. 17
2400 - MOTOR VEHICLE THEFT	6
Grid 2236 TOTAL	55
joiel Partit	



# AMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

**YEAR: 2002** 

Crime Information Warehouse

Grid(s): 2236

ARS II Cidnice		A Company of the Comp	
rid 2236 130B - SIMPLE ASSAULT		10	•
350A - NARCOTIC BUY/SELL/POSS/IMPOR	RT/MANUF	4	
260B - FRAUD CREDIT CARD/ATM		2	
260D - IMPERSONATION		2	
	Grid 2236 TOTAL	18	

Grand Total:

**73** 



# Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 2236

Pari I Comes	ioal cante
Grid 2236	1
110C - FONDLING	1
1200 - ROBBERY	3
130A - AGGRAVATED ASSAULT	5
2200 - BURGLARY	10
230F - SHOPLIFTING FROM A MOTOR VEHICLE	12
230G - SHOPLIFTING ALL OTHERS	12
2400 - MOTOR VEHICLE THEFT	11
Grid 2236 TOTAL	54
t Total Paril	5.4



# AMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

**YEAR: 2003** 

Crime Information Warehouse

Grid(s): 2236

PARI Gimes	ាស់el Gines
Grid 2236	
130B - SIMPLE ASSAULT	15
130E - SIMPLE STALKING	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	2
260B - FRAUD CREDIT CARD/ATM	1
260D - IMPERSONATION	6
Gri	id 2236 TOTAL 28
TotalPARTIE	28

**Grand Total:** 

82

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code In ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '230A', '230B', '230C', '230B', '230G', '230G', '2400', '090C', '130B', '130E', '350B', '5100', '2700', '260A', '260B', '

## DISCLOSURE OF INTEREST\*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: DKT INC	
NAME AND ADDRESS ERROL DUNCAN	Percentage of Stock
8935 SW 163 TER	/00 %
If a TRUST or ESTATE owns or leases the subject property, list interest held by each. [Note: Where beneficiaries are other than not be made to identify the natural persons having the ultimate owners.]	atural persons, further disclosure sha
TRUST/ESTATE NAME:	· .
NAME AND ADDRESS	Percentage of Interest
If a <b>PARTNERSHIP</b> owns or leases the subject property, list the p partners. [Note: Where partner(s) consist of other partnership(entities, further disclosure shall be made to identify the natural peinterests].	s), corporation(s), trust(s) or simila
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	
NAME AND ADDRESS	Percent of Ownership
	·

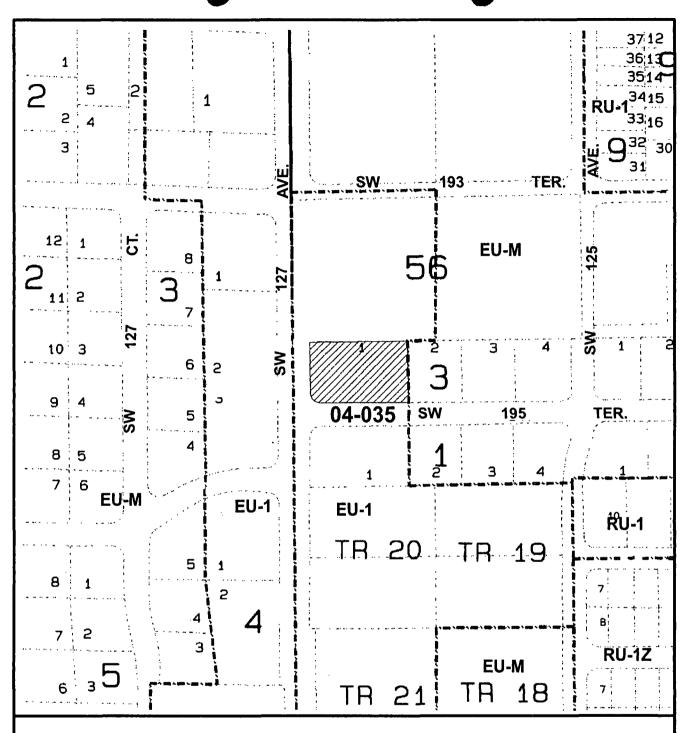
stockholders, beneficiaries or partners consist of other corporations entities, further disclosure shall be made to identify natural persons havi	, trusts, partnerships or similaring ultimate ownership interests]
NAME OF PURCHASER:	
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Date of contract:	•
If any contingency clause or contract terms involve additional parties, I corporation, partnership or trust:	ist all individuals or officers, if a
NOTICE: For changes of ownership or changes in purchase contracts a but prior to the date of final public hearing, a supplemental dis  The above is a full disclosure of all parties of interest in this application to the bes	closure of interest is required.
Signature: (Applicant)	t of my knowledge and belief.
Sworn to and subscribed before me this <u>4</u> day of <u>Fab</u> , <u>2004</u> me or has produced as ider	. Affiant is personally known to
I Yed skleiny	
(Notary Public)	D5 <b>8</b>
My commission expires Aaron Notary	•

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below.

: Where principal officers

including principal officers, st blders, beneficiaries or partners.

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



## MIAMI-DADE COUNTY

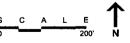
### **HEARING MAP**

Section: 01 Township: 56 Range: 39

Process Number: 04-035

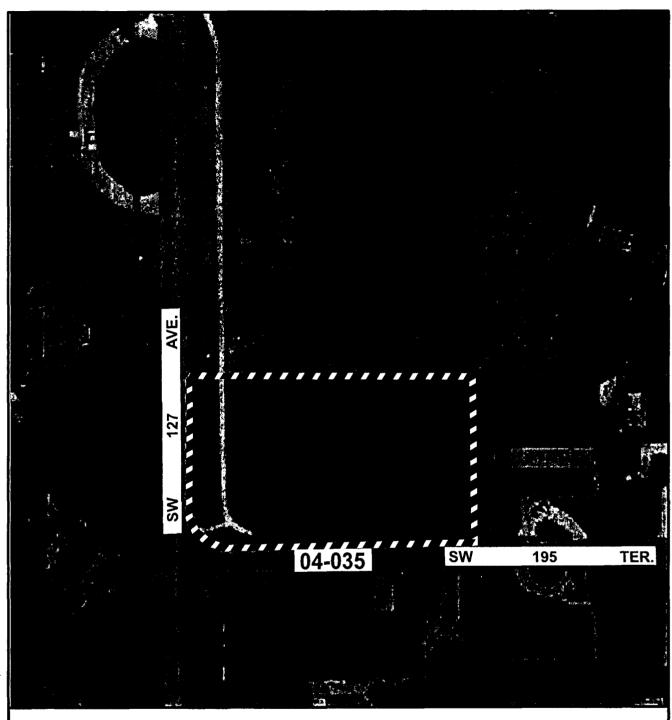
Applicant: DRI INC. District Number: 9 Zoning Board: C14 Drafter ID: ALFREDO

Scale: 1:200'



SUBJECT PROPERTY





## MIAMI-DADE COUNTY

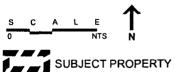
## **AERIAL**

Section: 01 Township: 56 Range: 39

Process Number: 04-035

Applicant: DRI INC.
District Number: 9
Zoning Board: C14
Drafter ID: ALFREDO

Scale: NTS





# 2. DRI, INC. (Applicant)

04-7-CZ14-2 (04-35) Area 14/District 9 Hearing Date: 7/20/04

Property Owner (if different from applicant) Same.
Is there an option to purchase $\square$ / lease $\square$ the property predicated on the approval of the zoning request? Yes $\square$ No $\square$
Disclosure of interest form attached? Yes ☑ No □
and the state of the Brown of t

#### **Previous Zoning Hearings on the Property:**

<b>Year</b>	<b>Applicant</b>	Request	<b>Board</b>	<u>Decision</u>
1957	Greg Martin	Zone change from AU to EU-1.	CC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

## MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 14

\_\_\_\_\_\_

APPLICANT: DRI, Inc.

PH: Z04-035 (04-7-CZ14-2)

SECTION:

1-56-39

**DATE:** July 20, 2004

**COMMISSION DISTRICT: 8** 

ITEM NO.: 2

#### A. INTRODUCTION

#### o REQUESTS:

1. EU-1 to EU-M

2. Applicant is requesting to permit 2 proposed lots with 112.5' of frontage (120' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

#### o SUMMARY OF REQUESTS:

The requests will allow the applicant to change the zoning on the subject property from single-family one acre estate district to estate modified residential district and would allow less lot frontage than required.

#### o LOCATION:

The northeast corner of S.W. 127 Avenue and S.W. 195 Terrace, M:ami-Dade County, Florida.

o SIZE: 225' X 139'

#### o <u>IMPACT:</u>

The rezoning of the property would allow the applicant to build 2 units where the existing zoning would require one gross acre in order to build one unit. However, the rezoning will have a minimal impact on public services.

#### B. ZONING HEARINGS HISTORY: None.

#### C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

 The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for low density residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

2. Exceptions to the minimum density may exist outside transportation corridors where such an exception would serve the interest of compatibility or protect the public health, or safety, or protect important resources. For the purposes of this paragraph, transportation and transit corridors are areas located within 660 feet of planned Major Roadways identified on the LUP map, and within one-quarter mile from existing rail transit stations, express busway stops, future transit corridors and planned transit centers identified in the CDMP.

#### D. NEIGHBORHOOD CHARACTERISTICS:

#### ZONING

#### LAND USE PLAN DESIGNATION

#### Subject Property:

EU-1; vacant property

Residential, low density, 2.5 to

6 dua

#### Surrounding Properties:

NORTH: EU-M; single family residence

Residential, low density, 2.5 to

6 dua

SOUTH: EU-1; single family residence

Residential, low density, 2.5 to

6 dua

EAST: EU-M; single family residence

Residential, low density, 2.5 to

6 dua

WEST: EU-1; single family residence

Residential, estate density, 1 to

2.5 dua .

The subject parcel is located on the east side of SW 127 Avenue, north of SW 195 Terrace. The area where the subject property lies is characterized by single family homes.

#### E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Acceptable\*

Location of Buildings: N/A

Compatibility: Unacceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Access: N/A

Parking Layout/Circulation: Unacceptable

DRI Inc. 04-035 Page 3

Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

<sup>\*</sup>for EU-M zoning only

#### F. PERTINENT REQUIREMENTS/STANDARDS:

#### Section 33-311(A)(8)

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

## Section 33-311(A)(14). Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:

ninety percent (90%) of the lot area required by the underlying district regulations; or

the average area of the developed lots in the immediate vicinity within the same zoning district; and

- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

If the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

• will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

- the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and
- the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

Section 33-311 (A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the

DRI Inc. 04-035 Page 6

premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

#### G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection\*
No objection
MDTA
No objection
Fire Rescue
Police
Schools
No objection
No objection
No objection
No objection
1 student

#### H. ANALYSIS:

The subject property is located on the northeast corner of SW 127 Avenue and SW 195 Terrace. The applicant is seeking a district boundary change from EU-1, Single Family One Acre Estate District, to EU-M, Estate Modified Residential District. EU-M zoning permits a maximum density of 2.42 units per acre, a minimum lot area of 15,000 sq. ft., a minimum depth of 115', and a minimum width of 120'. However, with the use of Severable Use Rights (SUR's) EU-M zoning would permit a minimum lot area of 12,500 sq. ft., a minimum depth of 115', and a minimum width of 100'. The applicant has submitted a plan depicting the development of the proposed parcel into 2 lots. Each lot complies with the lot area and depth requirements of the EU-M zoning district, but would not provide the required lot frontage of same. Each proposed lot provides a lot area of 15,637.5 square feet, a lot depth of 139' and a lot frontage of 112.5'.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Miami-Dade County Public Schools (MDCPS) states on their memorandum dated March 3, 2004 that although one of the impacted schools facilities meets the review threshold (Miami Southridge Senior High School), the additional student impact generated by the proposed development will only impact the elementary school operating at 87% of the FISH % utilization standards set forth by the State of Florida. ThePublic Works Department has no objection to this application. This application does meet the traffic concurrency criteria and will generate 3 additional pm daily peak hour trips. The traffic distribution of said trips to the adjacent roadways does not exceed the acceptable Level of Service (LOS) of the area roadways which are currently at LOS "C", "D", and "E".

This application will allow the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density Residential use, permits a maximum density of 6 units per gross acre would result in the development of a maximum of 4 residential units on this site. The proposed development consisting of 2 residential lots would result in a density of 2.78 units per gross acre which is permitted by the CDMP and said density would be **compatible** with the abutting EU-M zoned properties to the east and north and would be **consistent** with the Master Plan which designates this area for Low Density Residential Use. The standards in Section 33-311(A)(14) provide for the approval of a

<sup>\*</sup> subject to the conditions stated in their attached memoranda

DRI Inc. 04-035 Page 7

> zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option (ASDO) standards and does not contravene the enumerated public interest standards as established. Request #2 meets most of the alternative site development option standards for lot frontage since the proposed alternative development will not result in the creation of more than three (3) lots (the applicant proposes two lots); the size is sufficient to provide all setbacks; the lot area (15,637.5 sq. ft.) is larger than the area required by the underlying zoning district regulations (15,000 sq. ft.); the site provides sufficient frontage for vehicular access. However, the proposed alternative development will result in an obvious departure from the aesthetic character of the immediate vicinity since the frontage of the two proposed lots would be smaller in size to those existing in the area. As such, request #2 cannot be approved under the ASDO standards. If analyzed under the alternative non-use variance standard (Section 33-311(A)(4)(c)) the applicant would have to prove that request #2 is due to an unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. However, since the property can be utilized in accordance with the proposed EU-M zoning standards staff is of the opinion that this request cannot be approved under the alternative non-use variance standard. When analyzed under the non-use variance standard (Section 33-311(A)(4)(b)), staff is of the opinion that the approval of request #2 would be incompatible with the surrounding area which consists of lots with a minimum of 120' of frontage to the east and EU-1 zoned properties to the north and south of the subject property with a minimum of 139.16' of frontage. Notwithstanding, with the use of severable use rights (SURs) if the zoning to EU-M is approved the applicant would be allowed to develop lots with 100' of frontage. Staff recommends approval of the zone change to EU-M and denial without prejudice of request #2 under Sections 33-311(A)(14), Section 33-311(A)(4)(b) and (c).

#### I. RECOMMENDATION:

Approval of the zone change to EU-M and denial without prejudice of requests #2 under Sections 33-311(A)(14), 33-311(A)(4)(b) and (c).

J. CONDITIONS: None.

DATE INSPECTED:

05/12/04

DATE TYPED:

05/19/04

**DATE REVISED:** 

05/27/04: 06/07/04: 07/14/04

**DATE FINALIZED:** 

07/15/04

DO'QW:AJT:MTF:JED

Diane O'Quinn Williams, Director Miami-Dade County Department of

Diani allel

Planning and Zoning



#### MEMORANDUM



[ 6-14 ]

TO:

Diane O' Quinn-Williams, Director Department of Planning and Zoning DATE:

March 8, 2004

MAR 12 2004

MIAMI-DADE COUNTY

DIRECTOR'S OFFICE

DEPT. OF PLANNING & ZONING

SUBJECT:

C-14 #Z2004000035

DRI, Inc.

12655 SW 195th Terrace

DBC from EU-1 to EU-M, SE to Permit the Resubdivision of a Lot and NUV of

Lot Frontage Requirements

(EU-1) (0.72 Ac.)

01-56-39

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Sewer Service:

Sanitary sewers are presently approximately 900 feet from this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the proposed lots are connected to the public water supply system, and that the maximum sewage loading allowed by the Code is not exceeded. Based on available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

C-14 #Z2004000035

DRI. Inc.

Page 2

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

#### Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

#### Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

#### **Enforcement History:**

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

#### Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Lynne Talleda, Zoning Hearings- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

#### PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: DRI INC.

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 3 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-1116	SW 200 St. w/o SW 127 Ave.	Ε .	E
9788	SW 127 Ave. s/o SW 184 St.	С	С
F-54	SW 186 St. W/O HEFT	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A Pino, P.L.S.

21-APR-04



## giving our students the world

### Ana Rijo-Conde, Interim Assistant Superintendent

Facilities Operations, Maintenance and Planning

March 3, 2004

Ms. Maria Teresa-Fojo, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: DRI Inc. - Application No. 04-035 (CC14)

12655 SW 195 Terrace

Miami-Dade County School Board

Dr. Michael M. Krop, Chair Dr. Robert B. Ingram, Vice Chair Agustin J. Barrera Frank J. Bolaños Frank J. Cobo Perla Tabares Hantman Betsy H. Kaplan Dr. Marta Perez Dr. Solomon C. Stinson

Superintendent of Schools

Merrett R. Stierheim

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that although one of the impacted school facilities meets the referenced review threshold (Miami Southridge Senior High School), the additional student impact generated by the proposed development will only impact the elementary school operating at 87% of FISH % utilization.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good
Coordinator III

PG:am L-2287 Attachment

cc: Ms. Ana Rijo-Conde

Mr. Fernando Albuerne Mr. Michael A. Levine Mr. Ivan M. Rodriguez

Ms. Vivian Villaamil

### SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** 

No. 04-035, DRI Inc.(CC14)

**REQUEST:** 

Zone change from EU-1 to EU-M

**ACRES:** 

225' X 139'

LOCATION:

12655 SW 195 Terrace

**UNITS:** 

1 additional unit (1 unit currently permitted under existing zoning

classification, for a total of 2 units

ESTIMATED STUDENT

**POPULATION:** 

1 student\*

**ELEMENTARY:** 

1

MIDDLE:

-

**SENIOR:** 

-

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** 

South Miami Heights Elementary - 12231 SW 190 Terr.

MIDDLE:

Mays Middle - 11700 SW 216 St.

**SENIOR HIGH:** 

Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in Access Center 6

<sup>\*</sup> Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

momation reci	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
South Miami Heights Elem.	753/ 754	798	94%/ 94%	71	87%/ 87%
Mays Middle	1114	957	116%	45	111%
Miami Southridge Sr.	3857	2670	144%	309	129%

<sup>\*</sup> includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

#### **ZONING REPORT**

#### (APPLICATIONS REVIEWED SINCE JANUARY 2001) CC14

	Applicant Name & Number	Location Address	Vinite/Studenta	:001 118:24 \$	contra PETICIE Geglone) S	olanijalis edije (likedi) e	tina eraili Turunus Cinaminota
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 Def3/18/04	PENDING
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
. 10	OPEN BIPLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

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Updated 2/23/2004 15

#### **ZONING REPORT**

## (APPLICATIONS REVIEWED SINCE JANUARY 2001) CC14

16	ARGUS INVESTMENT GROUP, INC.	NEC of SW 297 St. and SW 170	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
10	#02-284	Ave.		SOUTH DADE SHIT	,,,		
	ROBERT CARTER,	SWC of SW 164	21 Units/	LEISURE CITY ELEMID-6/4	9/6	CC14	APPROVED
17	TRUSTEE, ET AL #02-303	Ave. and SW 288 St.	14 Students	SOUTH DADE SR-4	7/6	12/18/03	
	PERRY KAYE, TRUSTEE	Btwn SW 128 Ave.	89 Units/	CARIBBEAN ELEM-29	9/6	CC14	DENIED
	#00-446	and SW 132 Ave.	53 Students	MAYS MID-12	7/6	5/30/01	REVISED &
18		and btwn SW 211 St. and SW 216	٠	SOUTHRIDGE SR-12	9/6	10/11/01	APPROVED
	THERESA LAVONNE	SEC of SW 306	27 Units/	REDLAND ELEM-8	7/6	CC14	DENIED
	DONALDSON	St. & SW 193 Ave.	18 Students	HOMESTEAD MID-5	9/6	6/26/03	
19	#03-043	]		SOUTH DADE SR-5	7/6		
	ZAMORA CORP.	N of SW 203 St.	2 Units/	CARIBBEAN ELEM-1	9/6	CC14	APPROVED
	#01-083	btwn SW 125 Ave.	1 Students	MAYS MID	7/6	7/24/01	
20		and SW 127 Ave.		SOUTHRIDGE SR	9/6	3/25/03	
	BCG PARTNERS, LLC	SEC of SW 192	50 Units/	REDONDO ELEM-15	9/6	CC14	DENIED
	#02-368	Ave. and SW 304	32 Students	HOMESTEAD MID-8	9/6	9/11/03	
21		St.		SOUTH DADE SR-9	7/6		
	CAULEY PALISADE CORP.	NWC of SW 218	7 Units/	CARIBBEAN ELEM-2	9/6	CC14	APPROVED
	#02-162	St. and SW 124	4 Students	MAYS MID-1	7/6	9/25/02	
22		Ave.		SOUTHRIDGE SR-1	9/6		
	PALMA FAMILY TRUST, ET	S of SW 208 St.	49 Units/	CARIBBEAN ELEM-15	9/6	CC14	APPROVED
	AL	and btwn SW 132	32 Students	MAYS MID-8	7/6	1/14/04	
23	#03-209	and 134 Ave.		SOUTHRIDGE SR-9	9/6		
	U-HAUL COMPANY OF FL	NWC of SW 137	37 Units/	REDLAND ELEM-10	7/6	CC14	APPROVED
	#03-207	Ave. and SW 169	21 Students	REDLAND MID-5	7/6	2/11/04	
24		St.		SOUTH DADE SR-6	7/6		
	ESTATES OF BISCAYNE,	NWC of SW 288	35 Units/	AVOCADO ELEM-10	7/6	CC14	PENDING
25	INC.	St. and 172 Ave.	23 Students	HOMESTEAD MID-6	9/6	Def. 4/14/04	
	#03-222	1		SOUTH DADE \$R-7	7/6	ı	

Note: There are two applications that are pending which would generate 56 students.

### **ZONING REPORT**

# (APPLICATIONS REVIEWED SINCE JANUARY 2001) CC14

SCHOOLS	STUDENT A	NUMBER OF A	CUMULATIVE TOTAL STUDENT	STUDENT STATIONS	RELOCATABLE	CUMULATIVE \$
	经验的	PROJECT #	POPULATION	PERMANENT		PINCLUDING RELOCATABLE
		and of the state o				
AVOCADO ELEM	913	11	924	591	78	138%
CARIBBEAN ELEM	903	74	977	907	24	105%
LEISURE CITY ELEMID	1808	. 6	1814	899	· 67	188%
MIAMI HEIGHTS ELEM	1237	- 17	1254	256	158	303%
REDLAND ELEM	1102	42	1144	857	0	133%
REDONDO ELEM	719	2	721	597	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	798	71	99%
ELEMENTARY TOTALS	7435	.262	7697	4905	398	145%
HOMESTEAD MID	1311	6	1317	997	67	124%
LEISURE CITY ELEMID	1808	4	1812	899	67	188%
MAYS MID	1114	87	1201	957	45	120%
REDLAND MID	1736	22	1758	1144	25	150%
MIDDLE TOTALS	5969	119	6088	3997	204	145%
MIAMI SOUTHRIDGE SR	3857	76	3933	2670	309	132%
SOUTH DADE SR	2716	35	2751	1821	454	121%
SENIOR HIGH TOTALS	6573	111	6684	4491	763	127%

TOTAL 19977 492 20469 13393 1365 139%

Zoning Report-Master1 Page 3 of 3 Updated 2/23/2004

#### CHARTER SCHOOLS 2002-2003

REV. 6-12-03

Г	*			2002-2003					MLV. 0-12-0
	Mail Code	Name and Address Of Charter School	Actual Enrollment	Pro	ojected Enrollme	ent	Grade	ACCESS	Voting
L			(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
	7160	Mater Academy High School 7901 NW 103 St.						ļ	
		Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10		4
Γ		Mater Center Charter School							•
ı	0100	7700 NW 98 St.	1,099	1,000	1,050	4.450	14 4		
-	<del></del> ,	Hialeah Gardens, FL 33016		1,000	1,050	1,150	K-8		4
1	0110	North County Charter School 3400 NW 135 St.							
		Miami, FL 33054	293	600	600	600	K-5		1
Γ	5130	North Dade Community Charter School							· •
1	0.00	13850 NW 26 Ave.	63	575	600	600	K-5		
┡		Opa-Locka, FL 33054		3.0	600				1
ł	5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct.					·	<del> </del>	
ł	<b></b>	Opa-Locka, FL 33055	6	32	34	72	K-2	1	. 1
r	•	Vankara Academy Charter School						i l	. ,
ì	6900	13307-11 Alexandria Dr.	132	175	205				
F		Opa-Locka, FL 33054	132	175	225	225	6-8	1	1
1	6050	Youth Co-Op Charter School		· · · · · · · · · · · · · · · · · · ·					
ı	0000	12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	. 386	525	525	525	⋅ K-8		4
		ASPIRA Youth Leadership Charter School		450	450	450	6-9	li li	4
1	6020	13300 Memorial Hwy	288						
L		North Miami, FL 33161	200	450					1
	0120	Northeast Academy							
	VIZU	1750 NE 168 St.	416	600	600	600	K-5	11	_
F	<del> </del>	N. Miami Beach, FL 33162  Doral Academy				300	11-0	11	3
	6030	2450 NW 97 Ave.	4040						
		Miami, FL 33172	1212	2,025	2,025	2,025	K-8	111	5
		Doral Academy High School							
Ī	7020	11100 NW 27 St.	456	1,800	1,800	1 000	0.44		
$\vdash$		Miami, FL 33172		. 1,000	1,500	1,800	9-11	111	5
	0400	Ryder Elementary Charter School 8360 NW 33 St.							
I		Miami, FL 33122	488	500	500	500	K-5	111	- 5

Mail Code	Name and Address	Actual Enrollment	Pro	Projected Enrollment				Voting
0000	Of Charter School	(10-04-02)	2003-2004	2004-2005	Maximum	Grade Levels*	ACCESS Center	District
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave, Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	- 260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	١٧	2 .
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	١٧	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	- K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Lelsure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

Mall Code	Name and Address Of Charter School	Actual Enrollment	Pro	jected Enrollme	ent	Grade	ACCESS	Voting
		(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

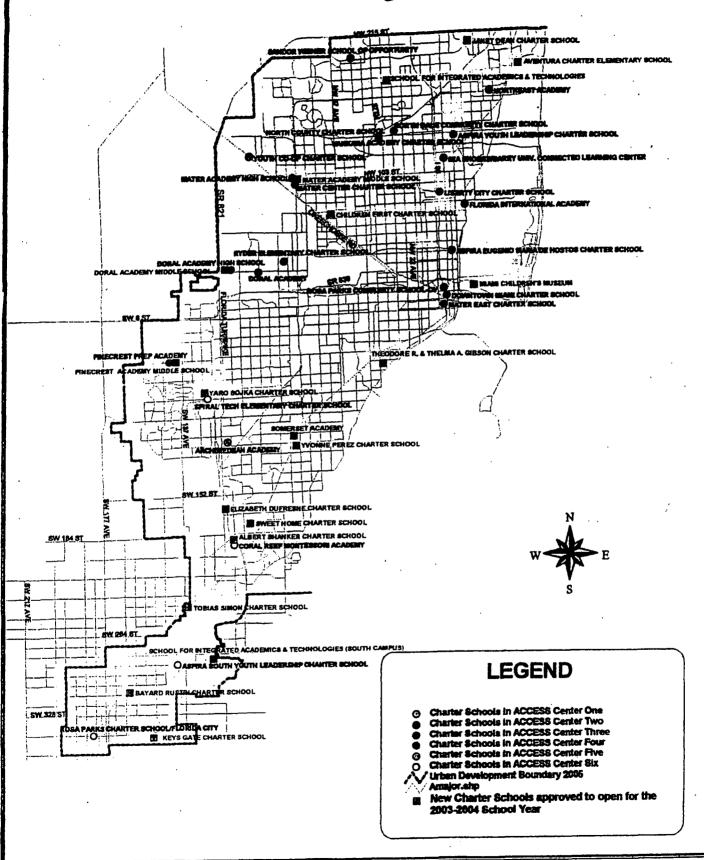
Name and Address	Pro	ojected Enrollmen	it	03-04	Max Grade	(Rev. 3/2	
Of Charter School	2003-2004	2004-2005	2004-2005 Maximum		Level	Center	
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	ı	
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miamī, FL 33056	400	600	800	9-10	9-12	1	
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	. 11	
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	11	
Children First Charter School 590 W. 20 Street Hialean, FL 33010	Deferred to 04-05	250	550	K-3	K-5	111	
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	111	
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	. 575	600	600	K-8	K-8	IV	
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV	

Name and Address	Pro	jected Enrollmen	t	03-04	Max Grade	ACCESS
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE comer of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

<sup>\*</sup>temporary location for the first year - the permanent location will be at SW 180 Street & 107 Ave.

Alegalite State of the Control of th		
Applicant 4	Number of	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	i	
Coral Gables Community Charter School	<del>                                     </del>	750
Miami-Dade Charter Foundation	6	600
Miami-Dade Charter Schools, Inc.	2	5,400
Miami-Shores Charter High School	1	3,200
Somerset Academy	8	600
Balere Language Academy	+ <del>-</del>	8,600
Mater Gardens Academy Elementary School	<del> </del>	450
Mater Springs Academy Elementary School	<del>                                     </del>	900
Mater Academy South Charter School	<del> </del>	600
Mater Gardens Academy Middle School	<del>                                     </del>	900
Mater Springs Academy Middle School	<u> </u>	450
Sabal Palm Charter High School (West Hialeah Academy)	1	300
Charter Academy of Excellence	11	800
Total applications: 14	1	600
Aviai applications: 14	27	24,150

# **Charter Schools by ACCESS Center**





# MIAMI-DADE FIRE RESCUE Planning & Capital Improvements Bureau ZONING COMMENTS

Hearing Numl	ber: <u>204</u>	1-035				
Plans:	Yes	□ No		Request:	_	
Location:	12655 8	SW 195 +	-ert			•
Recommendat	Approv Approv Denial	ved with condition ved with no character	nge fi	rom previous submittal		,
Estimated num	nber of alarms	s generated ann	nually	by application:	·	
If there is an in	npact, below i	s the service av	vailab	oility; –		
Station District	<u>52.</u>	_ Grid <u>る</u> る	36	DUISF/	Occupancy	Туре
Impact of addit	tional calls on	closest station:	: 🚨	No Impact		
			. 🕝	Minimal Impact		
				Moderate impact		
				Severe Impact		
Planned Service	ce to Mitigate:	:				
Servi	ice			Location		Year to be Completed
☐ None			_			
	NOT CONS  ALL SITE RESCUE F UPON THA	PLANS MUSTIRE WATER 8	MPL' T BE	CE IMPACT AND SERVICE AV Y SITE PLAN APPROVAL. E REVIEWED AND APPROVED GINEERING BUREAU LOCATED PLANS MAY NEED MODIFICAT	D BY THE MIA	MI-DADE FIRE 26 ST. BASED
Reviewed by:	Barh	JIL Matthew	· · · · · · · · · · · · · · · · · · ·	Phone: (786) 331-45	Date:	1103/04 BIM

# TEAM METRO SOUTH OFFICE

#### ENFORCEMENT HISTORY

DRI Inc.	The northeast corner of SW 127			
	AVE and SW 195 TERR, Miami-			
·	Dade County, Fla			
APPLICANT	ADDRESS			
	04-35			
07/20/2004				
DATE	HEARING NUMBER			

### **ENFORCEMENT HISTORY:**

No violations as of July 1, 2004



If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: DRT INC	· · · · · · · · · · · · · · · · · · ·
NAME AND ADDRESS ERROL DUNCAN	Percentage of Stock
8935 SW 163 TER	
If a TRUST or ESTATE owns or leases the subject property, list the trus interest held by each. [Note: Where beneficiaries are other than natural per made to identify the natural persons having the ultimate ownership interest.]  TRUST/ESTATE NAME:	ersons, further disclosure sha
NAME AND ADDRESS	Percentage of Interest
TAME AND ABOTTES	
	<del></del>
	·
If a PARTNERSHIP owns or leases the subject property, list the principal partners. [Note: Where partner(s) consist of other partnership(s), correntities, further disclosure shall be made to identify the natural persons interests].	poration(s), trust(s) or simila
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	
NAME AND ADDRESS	Percent of Ownership
·	

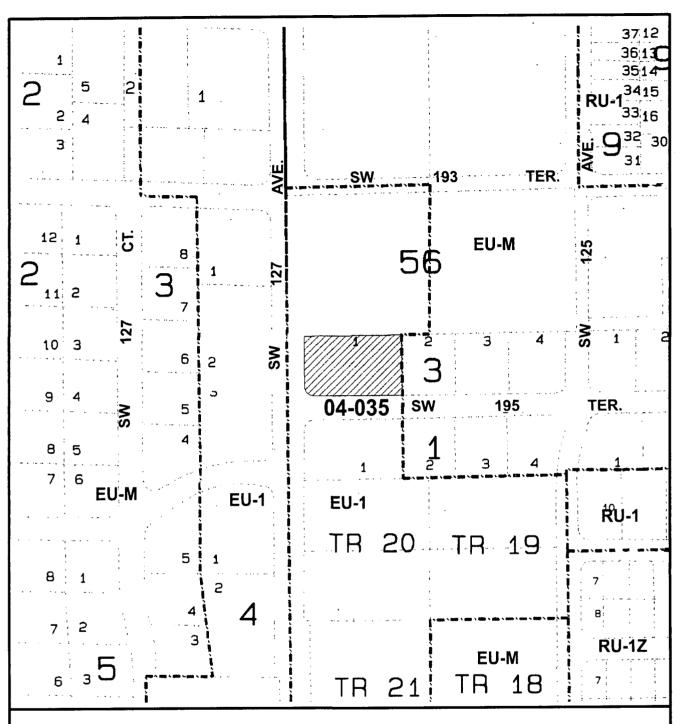
stockholders, beneficiaries or partners consist of other entities, further disclosure shall be made to identify natura	l persons having ultimate ownership interests].
NAME OF PURCHASER:	
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Date of contract:	
If any contingency clause or contract terms involve addit corporation, partnership or trust:	ional parties, list all individuals or officers. if a
NOTICE: For changes of ownership or changes in purchase but prior to the date of final public hearing, a su	
The above is a full disclosure of all parties of interest in this appli	cation to the best of my knowledge and belief.
(Applicant)	7
Sworn to and subscribed before me this day of	2004. Affiant is personally known to
me or has produced	as identification.
1 Yest skleing (Notary Public)	Iyad Suleiman
(Notary Public)	Commission # DD153058  Expires Sep. 24, 2006
My commission expires	Aaron Notary 1-800-350-5161

including principal officers, stockholders, beneficiaries or partners. Note: Where principal officers.

If there is a CONTRACT FOR I

CHASE by a Corporation, Trust or Pership, list purchasers below,

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



#### MIAMI-DADE COUNTY

#### **HEARING MAP**

Section: 01 Township: 56 Range: 39

Process Number: 04-035

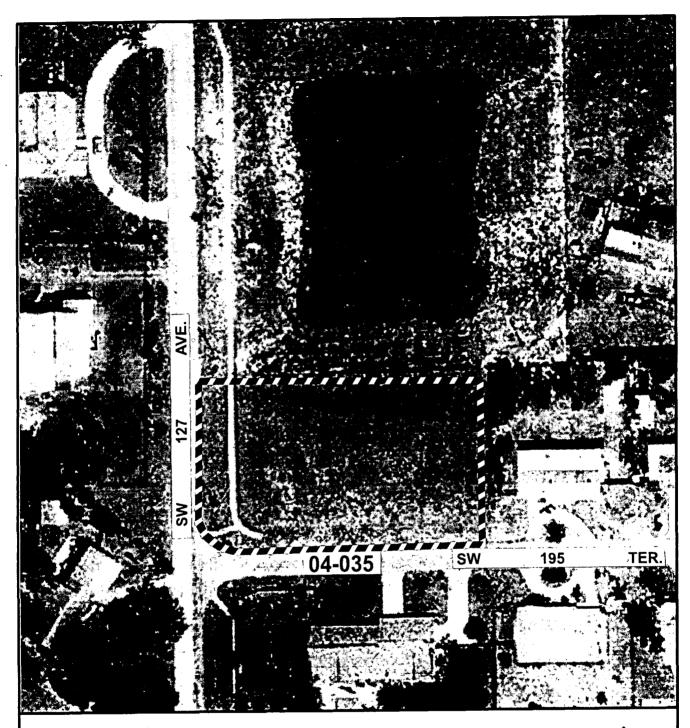
Applicant: DRI INC. District Number: 9 Zoning Board: C14 Drafter ID: ALFREDO

Scale: 1:200'



SUBJECT PROPERTY





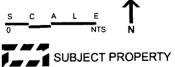
### MIAMI-DADE COUNTY **AERIAL**

Section: 01 Township: 56 Range: 39

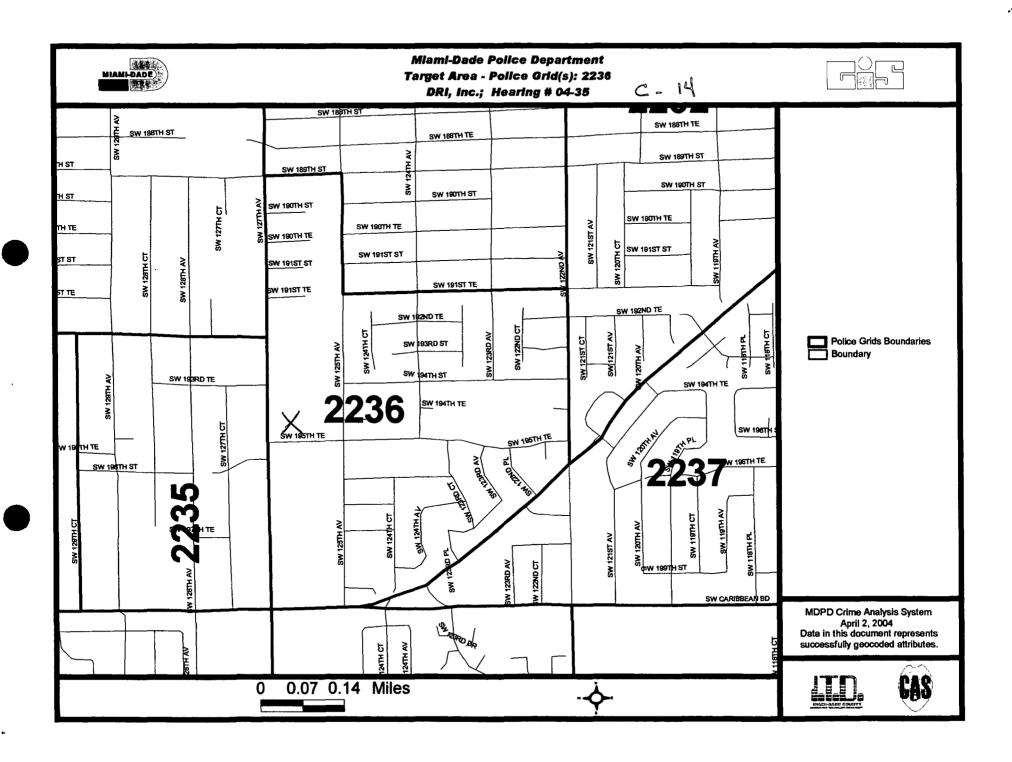
Process Number: 04-035 Applicant: DRI INC.

District Number: 9
Zoning Board: C14
Drafter ID: ALFREDO

Scale: NTS









Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ( "A", "E", "J", "C", "D", "H", "Q", "I", "K", "N", "M", "", "ZZ", "P" ) and Dis.Incident Address contains "12655 SW 195 TER" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Disp Time	1st Arriv Time	1st Arriv Unit



Report: X:\CIW\Reports\DI3623~1.IMR

Date: 4/2/04



Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ( "A", "E", "J", "C", "D", "H", "Q", "I", "K", "N", "M", "", "ZZ", "P" ) and Dis.Incident Address contains "12655 SW 195 TER" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Suf	Disp Time	1st Arriv Time	1st Arriv Unit



Date: 4/2/04

### Summarized Grid Information By Signal For 1/1/02 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and ( Dis.Grid in ( "2236" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2236	13	SPECIAL INFORMATION/ASSIGNMENT	48
	14	CONDUCT INVESTIGATION	98
	15	MEET AN OFFICER	303
	17	TRAFFIC ACCIDENT	7
	18	HIT AND RUN	
	19	TRAFFIC STOP	9
	20	TRAFFIC DETAIL	12
	21	LOST OR STOLEN TAG	10
	22	AUTO THEFT	10
	25	BURGLAR ALARM RINGING	73
	26	BURGLARY	32
	27	LARCENY	11
	28	VANDALISM	14
	29	ROBBERY	3
	32	ASSAULT	33
	33	SEX OFFENSE	3
	34	DISTURBANCE	104
	36	MISSING PERSON	7
	37	SUSPICIOUS VEHICLE	12
	38	SUSPICIOUS PERSON	8
	39	PRISONER	7
	41	SICK OR INJURED PERSON	11

## Summarized Grid Information By Signal For 1/1/02 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "2236" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2236.	43	BAKER ACT	5
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	2
	47	BOMB OR EXPLOSIVE ALERT	1
	48	EXPLOSION	1
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	9
	54	FRAUD	5

Total Signals for Grid 2236:

851

Total Reported: 563

Total Not Reported: 288

**Total for All Grids: 851** 

### Summarized Grid Information By Signal For 1/1/03 Thru 2003-12-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "2236" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains 'O000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2236	13	SPECIAL INFORMATION/ASSIGNMENT	37
	14	CONDUCT INVESTIGATION	73
	15	MEET AN OFFICER	254
	17	TRAFFIC ACCIDENT	11
	18	HIT AND RUN	7
	19	TRAFFIC STOP	4
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	7
	22	AUTO THEFT	17
	25	BURGLAR ALARM RINGING	60
	26	BURGLARY	25
	27	LARCENY	10
	28	VANDALISM	13
	29	ROBBERY	2
	32	ASSAULT	25
	33	SEX OFFENSE	2
	34	DISTURBANCE	94
	36	MISSING PERSON	14
	37	SUSPICIOUS VEHICLE	9
	38	SUSPICIOUS PERSON	2
	39	PRISONER	2
	41	SICK OR INJURED PERSON	26

### Summarized Grid Information By Signal For 1/1/03 Thru 2003-12-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "2236" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2236.	45	DEAD ON ARRIVAL	2
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	11

Total Signals for Grid 2236:

722

**Total Reported: 447** 

**Total Not Reported: 275** 

Total for All Grids: 722



### MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AG Reporting Agency: MDPD

Reporting Agency: MDPD From 1/1/02 Thru 1/1/03 YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2236

PART I Crimes	Total Crimes	
110C - FONDLING	1	
1200 - ROBBERY	5	
130A - AGGRAVATED ASSAULT	3	
2200 - BURGLARY	13	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	10	
230G - SHOPLIFTING ALL OTHERS	17	
2400 - MOTOR VEHICLE THEFT	6	



### MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o A Reporting Agency: MDPD From 1/1/02 Thru 1/1/03

n 1/1/02 Thru 1/1/0 YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2236

PART II Crimes	Total Crimes	
130B - SIMPLE ASSAULT	10	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	4	
260B - FRAUD CREDIT CARD/ATM	2	
260D - IMPERSONATION	2	

**Grand Total:** 

73

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and ( All County = 'Y' or All County = 'N' and Ol.Grid in ( "2236")) and Ol.Reporting\_Agency\_Code = "030"



#### MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o A **Reporting Agency: MDPD**

From 1/1/03 Thru 1/1/04

**YEAR: 2003** 

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2236

PART I Crimes	Total Crimes	
110C - FONDLING	1	
1200 - ROBBERY	3	
130A - AGGRAVATED ASSAULT	5	
2200 - BURGLARY	10	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	12	
230G - SHOPLIFTING ALL OTHERS	12	
2400 - MOTOR VEHICLE THEFT	11	



Miami-Dade Police Department

# MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o A Reporting Agency: MDPD From 1/1/03 Thru 1/1/04 YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2236

PART II Crimes	Total Crimes	
130B - SIMPLE ASSAULT	15	
130E - SIMPLE STALKING	1	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2	
350B - ILLEGAL DRUG EQUIPMENT	1	
260A - FRAUD CON/SWINDLE/FALSE PRET.	2	
260B - FRAUD CREDIT CARD/ATM	1	
260D - IMPERSONATION	6	

**Grand Total:** 

82

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260E', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and ( All County = 'Y' or All County = 'N' and Ol.Grid in ( "2238")) and Ol.Reporting\_Agency\_Code = "030"



TO:

Diane O'Quinn Williams

Director

of Planning and Zoning Department

Miami Dade Transit

DATE:

October 14, 2003

**SUBJECT:** FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division. at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E. Mario G. Garcia



DEPT. OF PLANNING & ZONING

#### **MEMORANDUM**

Helen B.

TO:

Dianne O'Quinn-Williams, Director Department of Planning and Zoning

DATE:

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director Park and Recreation Department

**SUBJECT:** Concurrency Approval

13

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

Original to Helen Brown

TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Wastel Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

#### Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



ZGNING SERVICES DIVISION, DADE COUNTY DEPT. OF PLANNING & ZOWING

BY

TO:

27 07-17A METES DADE SSAM

Guillermo E. Olmedillo. Director Building & Zoning Department

DATE:

May 3rd, 1999

SUBJECT:Concurrency

Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

#### Department of Solid Waste Management (DSWM) Solid Waste Facility Capacity Analysis

#### Fiscal Year 2002-2003

Waste   Projections   Gross   Clores									- 2	20.72.						
Wastin   Cross   Constant   Con			**			FACILITY		<u> </u>	RTIFA	CILITY			LANDFILLS		WHEELABRATOR	
Column   C	- "			₹\$ -					, ,				NORTH DADE	WMI	(contract had ended on	्र च्
1	Year ·	Projections	Gross	South Dade	Tires to				North Dade and Medley	Ash to R.R.	Tonnaga	Garbage	Trash		Trash	Total
004 ** 1,715,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 178,000 273,500 395,000 100,000 0 1,000 0 1,000 105 1,705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 178,000 273,500 395,000 100,000 0 1,000 0 1,705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 178,000 283,500 395,000 100,000 0 1,000 0 1,000 1 1,705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 178,000 283,500 395,000 100,000 0 1,000 1 1,705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 178,000 283,500 395,000 100,000 0 1,000 1 1,705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 178,000 283,500 395,000 100,000 0 1,000 1 1,705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 178,000 283,500 395,000 100,000 0 1,000 1 1,705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 178,000 283,500 395,000 100,000 0 1,000 1 1,705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 178,000 283,500 395,000 100,000 0 1,000 1 1,705,500 938,000 178,000 122,000 622,000 270,000 67,000 27,000 178,000 283,500 395,000 100,000 0 1,000 1 1,705,500 938,000 178,000 122,000 622,000 270,000 67,000 27,000 178,000 283,500 395,000 100,000 0 1,000 1 1,000 122,000 622,000 270,000 67,000 27,000 178,000 283,500 395,000 100,000 0 1,000 1 1,000 122,000 622,000 270,000 67,000 27,000 178,000 283,500 395,000 100,000 0 1,000 1 1,000 122,000 622,000 100,000 1 1,000 122,000 67,000 27,000 178,000 283,500 395,000 100,000 0 1,000 1 1,000 122,000		· ·				[1]	[2]			[3]	[4]	[5]	. [6]	(7)	[8]	[1]-[8]
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006 ** 1,705,500	2004 **												395,000	100,000	0	1,715,50
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1,705,500   938,000   178,000   14,000   122,000   622,000   270,000   67,000   27,000   178,000   283,500   395,000   100,000   0   1   1,705,500   938,000   178,000   14,000   122,000   622,000   270,000   67,000   27,000   178,000   283,500   395,000   100,000   0   1   1,705,500   938,000   178,000   14,000   122,000   622,000   270,000   67,000   27,000   283,500   395,000   100,000   0   1   1,705,500   838,000   178,000   14,000   122,000   622,000   270,000   67,000   27,000   270,000   178,000   283,500   395,000   100,000   0   1   1,705,500   838,000   14,000   838,000   14,000   838,000   14,000   838,000   14,000   838,000   14,000   838,000   838,000   14,000   838,000   838,000   14,000   838,000   838,000   838,000   838,000   838,000   14,000   838,000   83	2007														0	1,705,50
1010															0	1,705,50
1,705,500   338,000   178,000   14,000   122,000   622,000   270,000   67,000   270,000   176,000   283,500   395,000   100,000   0   1,															0	1,705,50
ESOURCES RECOVERY GARBAGE TRASH TIRES TOTAL  **ICITAL @ 1.84M 853,000 69,000 14,000 936,000 (91% Garbage; 9% Trash, includes Tires)  **Z70,000 270,000 270,000 (RTI)  **TOTAL @ 1.71M 853,000 69,000 14,000 936,000 (91% Garbage; 9% Trash, includes Tires)  **Z70,000 (RTI)  **TOTAL @ 1.71M 853,000 69,000 14,000 938,000 (91% Garbage; 9% Trash, includes Tires)  **Z70,000 (RTI)  **TOTAL @ 1.71M 853,000 69,000 14,000 938,000 (91% Garbage; 9% Trash, includes Tires)  **Z70,000 (RTI)  **TOTAL @ 1.71M 853,000 89,000 14,000 938,000 (91% Garbage; 9% Trash, includes Tires)  **Z70,000 (RTI)  **TOTAL @ 1.71M 853,000 89,000 14,000 938,000 (91% Garbage; 9% Trash, includes Tires)  **Z70,000 (RTI)  **TOTAL @ 1.71M 853,000 89,000 14,000 938,000 (91% Garbage; 9% Trash, includes Tires)  **Z70,000 (RTI)  **TOTAL @ 1.71M 853,000 89,000 14,000 938,000 (91% Garbage; 9% Trash, includes Tires)  **Z70,000 (RTI)  **Z70,000 (RT																1,705,50
**TOTAL @ 1.84M								270,000	67,000	21,000	176,000]	203,500	395,000	100,000	0	1,705,50
270,000 270,000 (RTI)  "TOTAL @ 1.71M 853,000 89,000 14,000 938,000 (91% Garbage; 9% Trash, includes Tires)  270,000 (RTI)  DTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS  ARBAGE 54.3% 997,000  RASH 44.4% 816,000  PECIAL (includes Tires) 1.3% 24,000  DTAL 1,837,000  EMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR   Ashfill South Dade Capacity Ca				-	69,000		936,000		e; 9% Trash, Includ	es Tires)					•••	
270,000 270,000 (RTI)  DTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS  ARBAGE 54.3% 997,000  RASH 44.4% 816,000  PECIAL (includes Tires) 1.3W 24,000  DTAL 1,837,000  EMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR   Ashfill South Dade Capacity** Capacity** Capacity*** Disposed  ISSE Capacity 207,000 4,352,000 3,130,000 148,000  003 61,000 3,942,000 2,797,000 100,000  004 0 3,688,500 2,402,000 188,000  005 0 3,395,000 2,007,000 249,000  006 0 3,131,500 1,612,000 249,000	TOTAL	@ 1.72M		853,000		14,000			e; 9% Trash, includ	es Tires)				i		
ARBAGE 54.3% 997,000 RASH 44.4% 816,000 PECIAL (includes Tires) 1.3% 24,000 DTAL 1,837,000  EMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR  Ashfill South Dade Capacity C	TOTAL	@ 1.71M		853,000		14,000			e; 9% Trash, includ	es Tires)						
RASH 44.4% 816,000 PECIAL (includes Tires) 1.3% 24,000 DTAL 1,837,000  EMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR  Ashfill South Dade Capacity Capacity Capacity Capacity Capacity Capacity Capacity Capacity Disposed 3,130,000 148,000 03 61,000 3,942,000 2,797,000 100,000 04 0 3,686,500 2,402,000 188,000 05 0 3,395,000 2,007,000 249,000 006 0 3,131,500 1,612,000 249,000	FOTAL WA	STE STREAM	PERCENTAG	ES @1.64 MILLI	IONS TONS					ł						-
Ashfill   South Dade   Capacity ***   Capacity **	TRASH 44 SPECIAL (	4%	1.3%	816,000 24,000												
Ashfill South Dade Capacity Ca		G CAPACITY F	V EACH ITY A		AL VEAD								<del>, , ,</del>		· ·	
ear         Capacity ***         Capacity ***         Capacity ***         Disposed           asse Capacity         207,000         4,352,000         3,130,000         148,000           003         61,000         3,942,000         2,797,000         100,000           004         0         3,688,500         2,402,000         188,000           005         0         3,395,000         2,007,000         249,000           006         0         3,131,500         1,612,000         249,000				. Div or riot	me IEAN											
207,000 4,352,000 3,130,000 146,000 003 61,000 3,942,000 2,797,000 100,000 004 0 3,686,500 2,402,000 189,000 005 0 3,395,000 2,007,000 249,000 006 0 3,131,500 1,612,000 249,000			•													
003 61,000 3,942,000 2,797,000 100,000 004 0 3,686,500 2,402,000 188,000 005 0 3,395,000 2,402,000 249,000 006 0 3,131,500 1,612,000 249,000	Year														*	
004     0     3,668,500     2,402,000     188,000       005     0     3,395,000     2,007,000     249,000       006     0     3,131,500     1,612,000     249,000		acity		-												
005 0 3,395,000 2,007,000 249,000 006 0 3,131,500 1,612,000 249,000		***				61,000										
008 0 3,131,500 1,612,000 249,000			•	,		0									•	
						0										
	2006 2007					0						3,131,500 2,888,000	1,612,000	249,000 249,000	;	

	Total Remaining Years	o	12	6			
;	2018	. 0	0	0			
	2017	•	0	0		<b>&gt;</b>	
	2016		0	0		*.*	
	2015	0	72,000	0	500,000		
	2014	Ü	479,500	0	500,000		
			887,000	_	500,000		
	2013	0		ŏ		•	
	2012	Ŏ	1,294,500	ŏ	500,000		
	2011	ō	1,702,000	02,000	500,000		
	2010	0	2,077,500	32,000	249,000		
:	2009	' o	2,341,000	427,000	249,000		
:	2008	0	2,604,500	822,000	249,000		
	2007	0	2,888,000	1,217,000	249,000		
	2006	0	3,131,500	1,612,000	249,000	•	
	2005	0	3,395,000	2,007,000	249,000		
	2004	· , o	3,668,500	2,402,000	188,000		
	2003	61,000	3,942,000	2,797,000	100,000		

Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Mediey Landfill (VMI).

<sup>·\*\*</sup> South Dade includes cells 3 and 4; cell 6 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

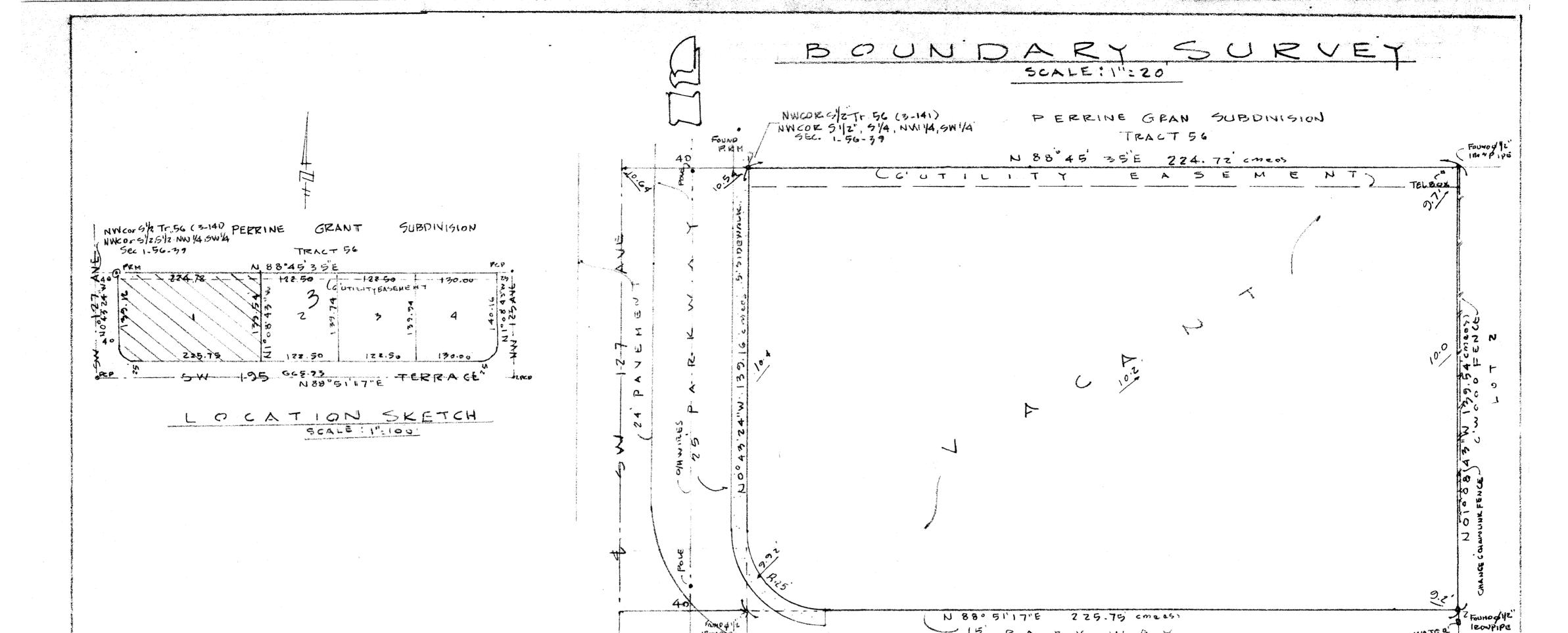
<sup>\*\*\*</sup> North Dade capacity represents buildout of the facility. When North Dade Landfill, capacity is depleted trash goes WMI and South Dade Landfill.

<sup>\*\*\*\*</sup> Maximum Contractual Tonnage per year to WMI is \$00,000 tons; Minimum Contractual Tonnage

#### 2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local	Surplus (Deficit)	Level of
					Park Acres	School field Acres	1/2 Private Acres	Open Space	Acres	Service
====								===== <del>=</del> ====	==========	9 <b>555</b> 55555
1 2 3	476,880 563,033 141,699	25,585 19,245 24,607	502,465 582,278 166,306	1,381.77 1,601.24 457.33	1,198.25 1,564.11 578.93	702.34 508.33 177.20	85.32 139.79 6.90	1,985.91 2,212.23 763.03	604.14 610.99 305.70	1.437 1.381 1.668
	1,181,612	69,437	.======= .1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17		1.495

	Z - Zoning Hearings -	Document Type	
SU			
SURVEY			
	For Internal	Use Only	
	SURVEY (S)		
	OTHER SURVEYS		
_1	TOTAL NUMBER OF IMAGES		



#### LEGAL DESCRIPTION:

LOT 1, IN BLOCK 3, OF DUKE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, AT PAGE 86, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

ORDER NO. M-7989 FIELD BOOK: "TNT"

DATE: OCTOBER 28, 2003 SCALE: AS SHOWN

POUND !

FOR:
ERROL DUNKEN
12655 SW 195th Terrace
Miami, FL. 33177

NOTE: All bearings shown refer to an assumed meridian as per said Plat's Block. Basis for bearings is centerline of SW 195th Terrace
All elevations shown refer to National Geodetic Vertical Datum of 1929.
Bench mark used No. BC-17-R, with elevation: 9.38'

PROPERTY LOCATED IN FLOOD ZONE: X, PANEL 0268 J, COMMUNITY NO. 120635, DATE OF FIRM: JULY 17, 1995.

DECENTAL PROPERTY OF THE PROPE

ZONING AZARINGS SECTION IAMI-DADE PLANNING AND ZONING DEPT.

NAIL EDISC

I HEREBY CERTIFY: THAT THE ATTACHED BOUNDARY SURVEY REPRESENTS A RECENT SURVEY MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO ENCROACHMENTS UNLESS SHOWN THEREON. THIS SURVEY MEETS MINIME TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027 FLORIDA STATUTES.

ATLANTIC SERVICES OF FLORIDA 8341 SUNSET DRIVE MIAMI, FLORIDA 33143 TEL. (305) 596-0888

NOTE: NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL NARCISO JOSE RAMINEZ REGISTERED LAND SURVEYOR NO. 2779 STATE OF FLORIDA.